

williams estates



**Tree Tops Pantymwyn Road, Cilcain,
Mold, Flintshire, CH7 5NL**

£465,000

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EPC - F27

Council Tax Band - G

Tenure - Freehold

Pantymwyn Road, Mold

4 Bedrooms - House - Detached

This traditional 1930s detached property is located in the sought after village of Cilcain. The property is in needs of renovation and sympathetic restoration. The property offers a wealth of character features including deep coving, original doors and picture rails. The property offers large gardens, three spacious reception rooms, and four spacious bedrooms.

EPC - F27 , Council Tax - G, Tenure Freehold

Location

Cilcain is a highly sought after community village less than 5 miles to Mold Town centre.

The village has an industrial history and includes the Millennium Woods, a post office/ community run shop, a public house, a parish church, a primary school (Ysgol y Foel) and a village hall.

The village hosts an annual fete/ show; which includes the usual fairs and a dog show. A junior and adults running race up Moel Famau as well.

Description

An imposing four bedroom detached period house standing within a large mature garden. Dating from circa 1939 this property offers scope for a programme of modernisation. Standing within extensive gardens with superb views over the surrounding farmland across to the Clwydian Hills. The accommodation comprises an out built porch, reception hall, living room, dining room, kitchen, utility room, cloakroom/ w.c. The upper floor offers four bedrooms and a family bathroom.

Accommodation

A timber glazed front door offers access into the porch and entrance hallway;

Entrance Porch

Glazed porch with tiled floor. door leading into;

Entrance Hallway

With staircase leading to the upper floor, picture rail/ shelf, radiator and with doors leading into all rooms;

Living Room

15'4" x 13'1"

With windows to the front rear and side of the room this room offering an abundance of natural light. The fireplace is the focal point of this spacious room. Radiator. With doors leading into the;

Conservatory

With glazed windows surrounding, half brick walling, door providing access onto the front lawn garden and pathway.

Sitting Room

14'9" x 11'6"

Located to the rear of the property with windows providing ample natural light, radiator. With tiled fireplace and hearth.

Dining Room

11'3" x 7'11"

Located to the rear of the property with window overlooking the rear garden and radiator.

Inner hallway

With door leading off;

Pantry

Built in pantry area with shelving and hooks.

Kitchen

12'0" x 10'9"

A good sized space which requires modernisation and upgrading to become the heart of this home. The room currently offers stainless steel sink and drainer with taps, selection of wall and base units with worktops, part tiled walls and void for a range cooker. A large window overlooking the rear garden.

Utility Room

Window to the rear elevation, plumbing for washing machine and void space for additional appliances.

W.C

With tiled walls, w/c with wall mounted wash basin and taps. Window to the rear.

First Floor Landing

With a window over the turn of the stair. Leads to the upper floor with a split landing offering access to the left and right of the property. Loft Hatch. Radiator

Inner Landing

Family Bathroom

Comprising of three piece coloured suite; WC, wash basin and panelled bath. Window to the rear and radiator.

W.C.

With tiled walls, w/c with wall mounted wash basin and taps. Window to the rear.

Walk In Cupboard
With shelving.

Bedroom One
14'8" x 11'7"

A good sized double bedroom with ample space for bedroom furniture. Dual aspect windows to the front and side of the property over look the front garden and driveway. Radiator

Bedroom Two
15'4" x 11'6"

A light bright, good sized double bedroom with dual aspect windows to the rear and side of the property. Radiator.

Bedroom Three
8'0" x 7'5"

Located to rear of the property this room offers a window overlooking the rear garden. Radiator

Bedroom Four
11'0" x 7'11"

A good sized bedroom with window to the front elevation and radiator.

Garage

Useful for additional storage, with up and over door and pedestrian door.

Outside

With a shared sweeping driveway which leads up to the property and provides parking on a hard stand area. .

This property offers wrap around gardens with mature hedging and trees. with beautiful scenic gardens which have been loving planted with specimen trees, shrubs and seasonal planting.

Raised outbuilding which could be for additional storage.

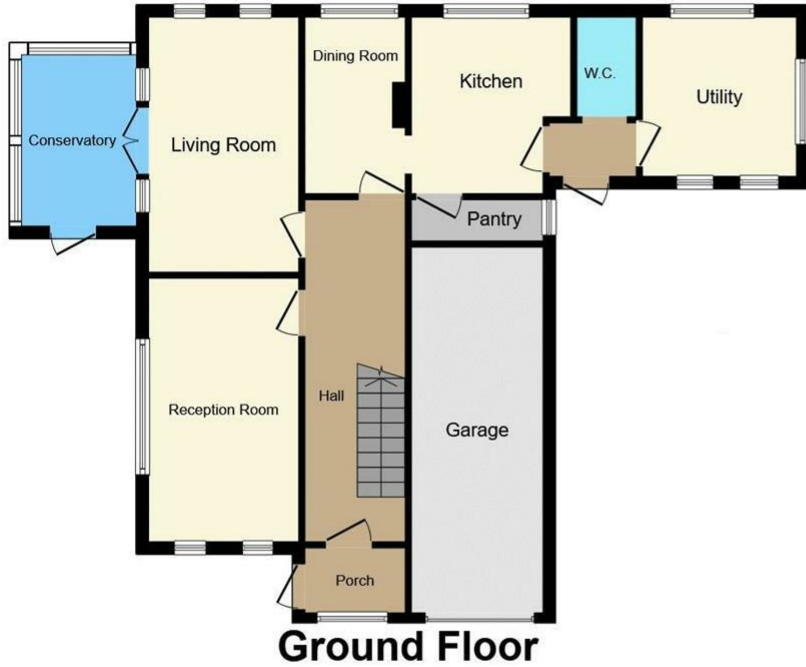
Directions

From the Agents Office in Mold turn right onto King Street and at the roundabout take the first exit onto Denbigh Road. Continue straight until reaching the mini roundabout and turn left onto Drefflan, follow the bend of the round about to the right and merge onto Pwll Glas. Continue straight along this road for approximately 2.2 miles passing through the village of Gwernaffield and into Cilicain. The property will be found on the right hand side.

what3words -

<https://w3w.co/droplet.driveways.grower>





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E		27	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.